



MEETING MINUTES

City of Portsmouth Housing Blue Ribbon Committee Conference Room A at City Hall*

**Thursday, May 30, 2024
5:30 p.m.**

I. Meeting Called to Order by Co-Chairperson Joanna Kelly at 5:30p.m.

Co-Chair Tabor calls roll call:

Attending: Councilor John Tabor, Councilor Beth Moreau, School Board Representative Byron Matto, Erik Anderson, Tracey Kozak, Mary Loane, Dagan Migirditch, John O'Leary, Jennifer Stebbins Thomas, Planning and Sustainability Director Peter Britz, and Housing Navigator Howard Snyder

Absent: Assistant Mayor Joanna Kelley, City Manager Karen Conard, Megan Corsetti, Planning Manager Peter Stith

II. Approval of 5/16/2024 Meeting Minutes

Co-Chair Tabor: Motion to approve minutes.

John O'Leary: So moved.

Dagan Migirditch: Second.

John O'Leary: Revise attendance to reflect I was remote.

Co-Chair Tabor: Calls vote.

In favor: All.

Opposed: None.

Motion approved unanimously.

III. Co-Chairperson Remarks

Co-Chair Tabor: Speaks of structured process for activities of the committee. The committee will formulate recommendations on potential new policy directions and forward them up to city Council. The council would then, if required, pass them back down to planning board. Public hearing process will certainly be involved.



John then shifted discussion of three themes he took away from reading the draft work plan: more conversation on city owned property, understanding zoning barriers and the idea of gentle density, and financial mechanisms for housing creation.

IV. Committee Members Discussion on Work Plan Items:

John O’Leary: Mentions his add to the plan is to learn more about the First Time Homebuyer Program. Review of finances, what can be done, changed and the guidelines.

Erik Anderson: Spoke about the idea of a revolving loan fund, can we match with state funds. Seed money.

Tracey Kozak: Spoke about her addition of item regarding renters. Potential for security deposit and first month’s rent?

Co-Chair Tabor: Discusses his added item of funding and low-interest loans. Cites Upper Valley Loan fund as an example.

Erik Anderson: Discusses his item of researching city owned property.

Dagan Migirditch: Discusses his work plan items regarding funding with employers to create workforce housing and how as a committee we can work to remove roadblocks.

Co-Chair Tabor: Outlines his read of Megan Corsetti’s contributions to the work plan.

Jennifer Stebbins Thomas: Discusses her additions regarding development opportunities, parking and development of trail system in support of housing, and incentives for housing.

Co-Chair Tabor: Outlines state’s no home role and enabling legislation.

Tracey Kozak: Spoke about addressing parking burdens on development and providing flexibility for boarding housing and positives of shared space housing.

Dagan Migirditch: Discusses maintenance of our current sense of community and need to modernize outdated portion of the zoning regulations. Mentions changing the presence of, and importance of, housing on the city web site.

Mary Loane: Outlines her additions to the work plan regarding non-policy capabilities, building trust and partnerships, neighborhood needs before initiating proposed changes, tenant and landlord experiences, transit relationship with housing.

V. Housing Navigator:

Howard Snyder: Requests additional items from members. States a revised plan will be provided for the next meeting that includes items from the previous Land use committee and the Places to live dialogue effort.



VI. Public Comment:

Andrew Samonas @ 127 Middle Road: Spoke of land use evaluation of all city owned properties and need for senior type housing.

Jim Smalley @ 352 Kearsarge Way: Discusses the principal of more constraints equals less housing. Constraints have been placed on development by the city. Need for housing for all income levels. Parking requirements are not associated with actual demand.

Jim then shifted his focus to externalities, root cause of housing challenges is due to micro-management by the city. Discusses various ratios for analysis of housing. Expressed reasoning to remove height restrictions.

Co-Chair Tabor: Motion to adjourn.

Erik Anderson: So moved.

Councilor Beth Moreau: Second.

In favor: All.

Opposed: None.

Motion approved unanimously.

Meeting adjourned at 7:11 p.m.